

80-186-A PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, we, John A. & Jeanette L. Walker, legal owners of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof,

hereby petition for a Variance from Section 1802.30.1 to permit a side yard setback of 5' in lieu of the required 10'

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

This proposed addition would allow us to consolidate our utilities and separate them from our living quarters. Our house is presently heated by a space heater centrally located in our living room. Above the space heater, on the second floor, is our hot water heater. In the past, the water heater has ruptured; flooding the heating system & our living room. Because of our extremely small kitchen, the clothes dryer & freezer are located in the rear of our garage. This proposed addition would allow centralization of all our utilities: water heater, furnace, freezer, washer, and dryer.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser _____ Legal Owner _____
Address _____ Address 7827 Fairgreen Road
Baltimore, Md. 21222
288-2950
Petitioner's Attorney _____ Protestant's Attorney _____
Address _____

ORDERED By The Zoning Commissioner of Baltimore County, this 14th day

of February 1980, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 18th day of March 1980, at 9:30 o'clock A.M.

Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
SE/S of Fairgreen Rd., 179.31'
NE of Sollers Point Rd., 12th District : OF BALTIMORE COUNTY
JOHN A. WALKER, et ux, Petitioners : Case No. 80-186-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Deputy People's Counsel
John W. Hession, III
People's Counsel for Baltimore County
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 4th day of March, 1980, a copy of the foregoing Order was mailed to Mr. and Mrs. John A. Walker, 7827 Fairgreen Road, Baltimore, Maryland 21222, Petitioners.

John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. & Mrs. John A. Walker
7827 Fairgreen Road
Baltimore, Maryland 21222

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 14th day of February, 1980.

William E. Hammond
Zoning Commissioner

Petitioner John A. Walker, et ux

Petitioner's Attorney _____ Reviewed by: Nicholas F. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

080
Nicholas F. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. & Mrs. John A. Walker
7827 Fairgreen Road
Baltimore, Maryland 21222

March 14, 1980

RE: Item No. 62
Petitioners - John A. Walker, et ux
Variance Petition

Dear Mr. and Mrs. Walker:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

In view of the fact that revised site plans were submitted indicating that the proposed addition will not be constructed over the utility easement along the south property line, this petition was scheduled for a hearing.

Particular attention should be afforded to the revised comments of the Department of Permits and Licenses concerning the excavation for the proposed construction.

Item No. 62
Page Two
March 14, 1980

Enclosed are all comments submitted to this office from the Committee Members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas F. Commodari
Chairman
Zoning Plans Advisory Committee

ENC:rdj
enclosures



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

THORNTON M. MOURING
DIRECTOR

November 16, 1979

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #62 (1979-1980)
Property Owner: John A. & Jeanette L. Walker
S/ES Fairgreen Rd. 179.31' N/E Sollers Point Rd.
Existing Zoning: DR 5.5
Proposed Zoning: Variance to permit a side setback of 2.5' in lieu of the required 10'.
District: 12th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

There is a public 10-inch sanitary sewer within the "10-foot wide public path", and there is a public storm drain along the southeasterly side of this property. The utilities were constructed by The Dundalk Company, and are now County maintained.

There is a 5-foot utility reservation in the adjoining Lot 15, contiguous to the common side property line of Lots 14 and 15, Block 2, shown on "Dundalk plat No. 7", recorded C.R.R. 13, Folio 22 and 23. However, the size of the storm drain (18 or 24-inch) and its centerline alignment, and thus the location of the drain relative to this Lot 14 and the existing and proposed improvements thereon is unknown. It is the responsibility of the Petitioner to locate and indicate the relationship of the existing storm drain to his property line and proposed addition.

A drainage and utility easement, a total of 10 feet in width, is required for County maintenance of this storm drain. The easement is to be centered upon the existing storm drain; therefore, any additional width necessary, will be required in connection with any grading or building permit application. Further information may be obtained from the Baltimore County Bureau of Engineering, Storm Drain Design and Approval Section.

The Petitioner is cautioned that no encroachment by construction of any structure, including footings, is permitted within County rights-of-way and utility easements. During the course of future construction on this property, protection must be afforded by the contractor for this public storm drain. Any damage sustained would be the full responsibility of the Petitioner.

Very truly yours,

Ellsworth N. Diver, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss
cc: D. Grise, J. Somers, J. Wimbley



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3211

JOHN D. SEYFFERT
DIRECTOR

December 5, 1979

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #62, Zoning Advisory Committee Meeting, September 25, 1979, are as follows:

Property Owner: John A. & Jeanette L. Walker
Location: SE/S Fairgreen Road 179.31' NE Sollers Point Road
Existing Zoning: D.R.5.5
Proposed Zoning: Variance to permit a side setback of 2.5' in lieu of the required 10'
District: 12th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development

ORDER RECEIVED FOR FILING

DATE March 25, 1980

BY ADMINISTRATIVE ASSISTANT

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s), the Variance(s) should be had; and it further appears that the granting of the Variance requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 25th day of March, 1980, that the herein Petition for Variance to permit a side yard setback of five feet in lieu of the required ten feet, for the expressed purpose of constructing an addition to the existing dwelling, in accordance with the site plan, revised February 14, 1980, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. In the construction of the addition, there shall be no encroachment, by footing, roof overhang, or otherwise, into the five foot drainage and utility easement running parallel with and adjacent to the southern property line.
2. Approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning.

William E. Hammond
Zoning Commissioner of
Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for the Variance(s) to permit

Zoning Commissioner of Baltimore County

MICROFILMED



baltimore county
department of health
TOWSON, MARYLAND 21204

DONALD C. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

November 14, 1979

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #62, Zoning Advisory Committee Meeting of September 25, 1979, are as follows:

Property Owner: John A. & Jeanette L. Walker
Location: SE/S Fairgreen Rd. 179.31' NE Sollers Point Rd.
Existing Zoning: D.R. 5-5
Proposed Zoning: Variance to permit a side setback of 2.5' in lieu of the required 10'.

Acres: _____
District: 12th

Metropolitan water and sewer exist; therefore, no health hazards are anticipated.

Very truly yours,
Ian J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJE/JRE/fth

MICROFILMED



baltimore county
fire department
TOWSON, MARYLAND 21204
(301) 825-7310

Paul H. Reincke
CHIEF

October 8, 1979

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee

Re: Property Owner John A. & Jeanette L. Walker

Location: SE/S Fairgreen Rd. 179.31' NE Sollers Point Rd.

Item No. 62

Zoning Agenda: Meeting of 9/25/79

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code" 1976 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: John A. Kelly 10/8/79 Noted and Approved: George M. Haggan
Planning Group Fire Prevention Bureau
Special Inspection Division



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3010

TED JALESKI, JR.
DIRECTOR

February 26, 1980

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

REVISED

Comments on Item # 62 Zoning Advisory Committee Meeting, February 26, 1980 are as follows:

Property Owner: John A. & Jeanette L. Walker
Location: SE/S Fairgreen Road 179.31' NE Sollers Point Road
Existing Zoning: D.R. 5-5
Proposed Zoning: Variance to permit a side setback of 2.5' in lieu of the required 10'.

Acres: _____
District: 12th

The items checked below are applicable:

- X A. All structures shall conform to the Baltimore County Building Code 1978, and other applicable Codes.
- X B. A building permit shall be required before beginning construction.
- X C. Residential: Three sets of construction drawings, _____ required to file a permit application. Architect/Engineer seal is/is not required.
- D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- X E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, to openings permitted within 1' 0" of lot line. A minimum 8" masonry firewall is required if construction is on the lot line.
- F. Requested variance conflicts with the Baltimore County Building Code, Section/s _____.
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required set of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 214.
- X I. Comments: The owner is advised that any work requiring excavation on the site location within the basement could result in foundation problems unless the testings are provided at a depth below any proposed or existing piping.
NOTE: These comments reflect only on the information provided by the drawing submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit.
If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,
Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CIB:rrj



baltimore county
department of permits and licenses
TOWSON, MARYLAND 21204
(301) 494-3610

JOHN D. SEYFFERT
DIRECTOR

October 15, 1979

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 62 Zoning Advisory Committee Meeting, September 25, 1979 are as follows:

Property Owner: John A. & Jeanette L. Walker
Location: SE/S Fairgreen Road 179.31' NE Sollers Point Road
Existing Zoning: D.R. 5-5
Proposed Zoning: Variance to permit a side setback of 2.5' in lieu of the required 10'.

Acres: _____
District: 12th

The items checked below are applicable:

- X A. Structure shall conform to Baltimore County Building Code (B.O.C.A.) 1970 Edition and the 1971 Supplement, and other applicable codes.
- X B. A building permit shall be required before construction can begin.
- C. Additional _____ Permits shall be required.
- D. Building shall be upgraded to new use - requires alteration permit.
- E. Three sets of construction drawings will be required to file an application for a building permit.
- F. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- X G. Wood frame walls are not permitted within 3' 0" of a property line. Contact Building Department if distance is between 3' 0" and 6' 0" of property line.
- H. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.
- X I. Comment: Walls within 3' 0" of property line shall be solid masonry to comply with Item "G" above or be non-combustible.
- J. Comment: _____

NOTE: These comments reflect only on the information provided by the drawing submitted to the Office of Planning and Zoning and are not to be construed as the full extent of any permit.

Very truly yours,
Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

MICROFILMED

CIB:rrj

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: September 20, 1979

Mr. S. Eric DiNenna
Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Z.A.C. Meeting of: September 25, 1979

RE: Item No: 59, 60, 61, 62, 63,
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District: _____
No. Acres: _____

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

MICROFILMED

JOSEPH M. MCGOWAN, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS M. NOTARIS

THOMAS H. BOYER
MRS. LORRAINE F. CHIRCUS
ROGER B. HAYDEN

ROBERT V. DUBEL, SUPERINTENDENT

ALVIN LORECK
MRS. MILTON R. SMITH, JR.
RICHARD W. TRACY, D.V.M.

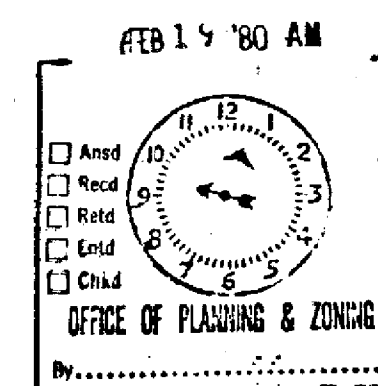
PROPERTY DESCRIPTION

OWNER: John A. Walker

ADDRESS: 7827 Fairgreen Road
Baltimore, Maryland 21222

BEGINNING at a point 179.31 feet northeast of Sollers Point Road, on the south side of Fairgreen Road, as recorded in the Land Records of Baltimore County in Plat Book C.H.K. No. 13, Folio 23, in the Plat of Dundalk, Lot 14, otherwise known as 7827 Fairgreen Road, in the 12th Election District.

REVISED PLANS



OFFICE COPY

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
Zoning Commissioner
John D. Seyffert, Director
FROM: Office of Planning and Zoning
Petition No. 80-186-A Item 62
SUBJECT: _____

Petition for Variance for a side yard setback
Southeast side of Fairgreen Road, 179.31 feet Northeast of Sollers Point Road
Petitioner - John A. Walker, et ux

Twelfth District

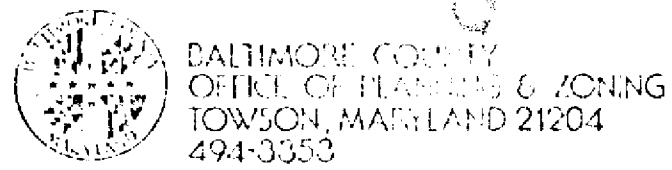
HEARING: Tuesday, March 18, 1980 (9:30 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

John D. Seyffert
John D. Seyffert, Director
Office of Planning and Zoning

JDS:JGH:eb

JUL 22 1980



WILLIAM E. HAMMOND
ZONING COMMISSIONER

March 25, 1980

Mr. & Mrs. John A. Walker
7827 Fairgreen Road
Baltimore, Maryland 21222

RE: Petition for Variance
SE/3 of Fairgreen Road, 179.31'
NE of Sollers Point Road - 12th
Election District
John A. Walker, et ux -
Petitioners
NO. 80-186-A (Item No. 62)

Dear Mr. & Mrs. Walker:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH/srl

Attachments

cc: John W. Hessian, III, Esquire
People's Counsel

PETITION MAPPING PROGRESS SHEET									
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet
	date	by	date	by	date	by	date	by	date
Descriptions checked and outline plotted on map									
Petition number added to outline									
Denied									
Granted by ZC, BA, CC, CA									
Reviewed by: <i>21</i>									
Previous case: <i>73-154.4</i>									
Other cases in the area									

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: *12* Date of Posting: *3/1/80*
Posted for: *Relaxation for 1st amendment*
Petitioner: *John A. Walker, et ux*
Location of property: *SE/3 Fairgreen Rd., 179.31' NE*
Location of Signs: *front of property (7827 Fairgreen Rd.)*
Remarks: *See Callahan*
Posted by: *Alan Callahan* Date of return: *2/14/80*

BALTIMORE COUNTY, MARYLAND
OFFICE OF RECORDS & ADMINISTRATION
MISCELLANEOUS CASE RECEIPT

DATE: February 20, 1980 ACCOUNT: 01-662

RECEIVED FROM: Jeannette L. Walker

FOR: Filing Fee For Case No. 80-186-A

AMOUNT: \$25.00

VALIDATION OR SIGNATURE OF CARRIER: *25.00*

DATE: Feb. 19, 1980 ACCOUNT: 01-662

RECEIVED FROM: Jeannette L. Walker

FOR: Marketing and Posting for Case No. 80-186-A

AMOUNT: \$18.75

VALIDATION OR SIGNATURE OF CARRIER: *48.75*

DATE: Feb. 18, 1980 ACCOUNT: 01-662

RECEIVED FROM: Jeannette L. Walker

FOR: Marketing and Posting for Case No. 80-186-A

AMOUNT: \$18.75

VALIDATION OR SIGNATURE OF CARRIER: *48.75*

DATE: Feb. 18, 1980 ACCOUNT: 01-662

RECEIVED FROM: Jeannette L. Walker

FOR: Marketing and Posting for Case No. 80-186-A

AMOUNT: \$18.75

VALIDATION OR SIGNATURE OF CARRIER: *48.75*

PETITION FOR VARIANCE
12th District
ZONING: Petition for Variance for a side yard setback.
LOCATION: Southeast side of Fairgreen Road, 179.31 feet Northeast of Sollers Point Road.
TAXES & FEES: Tuesday, March 18, 1980 at 9:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.
Petition for Variance to permit a side yard setback of 5 feet to the rear of the property at 7827 Fairgreen Road, 179.31 feet Northeast of Sollers Point Road, in the 12th District of Baltimore County.
Beginning at a point 179.31 feet Northeast of Sollers Point Road, on the south side of Fairgreen Road, as recorded in the Land Records of Baltimore County in Plat Book C-18, No. 13, Folio 22, in the Plat of Dundalk, Lot 14, otherwise known as 7827 Fairgreen Road, in the 12th District.
Being the property of John A. Walker, et ux, as shown on plat filed with the Zoning Department.
Hearing Date: Tuesday, March 18, 1980 at 9:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
By Order of: WILLIAM E. HAMMOND, Zoning Commissioner of Baltimore County

CERTIFICATE OF PUBLICATION
TOWSON, MD., February 28, 1980
THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the 28th day of February, 1980, before the 28th day of March, 1980, the 18th publication appearing on the 28th day of February, 1980.
THE JEFFERSONIAN
L. Frank Shickler
Manager.
Cost of Advertisement, \$.

BALTIMORE COUNTY MARYLAND
OFFICE OF THE BUILDING ENGINEER
TOWSON, MARYLAND 21204

7827 FAIRGREEN ROAD

JOHN WALKER
7827 FAIRGREEN ROAD, BALTO., MD. 21222

OWNER

APR 9 '80 PM

25017

12 16

APR 9 '80 PM

RESIDENTIAL

CONSTRUCT UTILITY ROOM ATTACHED TO SIDE OF EXISTING DWELLING. 1 OR 2 FAM. CODE (X)

* See Zoning letter of Responsibility

B. OWNERSHIP

ESTIMATED COST OF MATERIAL & LABOR: \$1,500.00

D. TYPE OF CONSTRUCTION

E. RESIDENTIAL ONLY

JOHN WALKER 4-9-80

7827 FAIRGREEN ROAD, BALTIMORE, MD. 21222

JOHN WALKER 288-2950

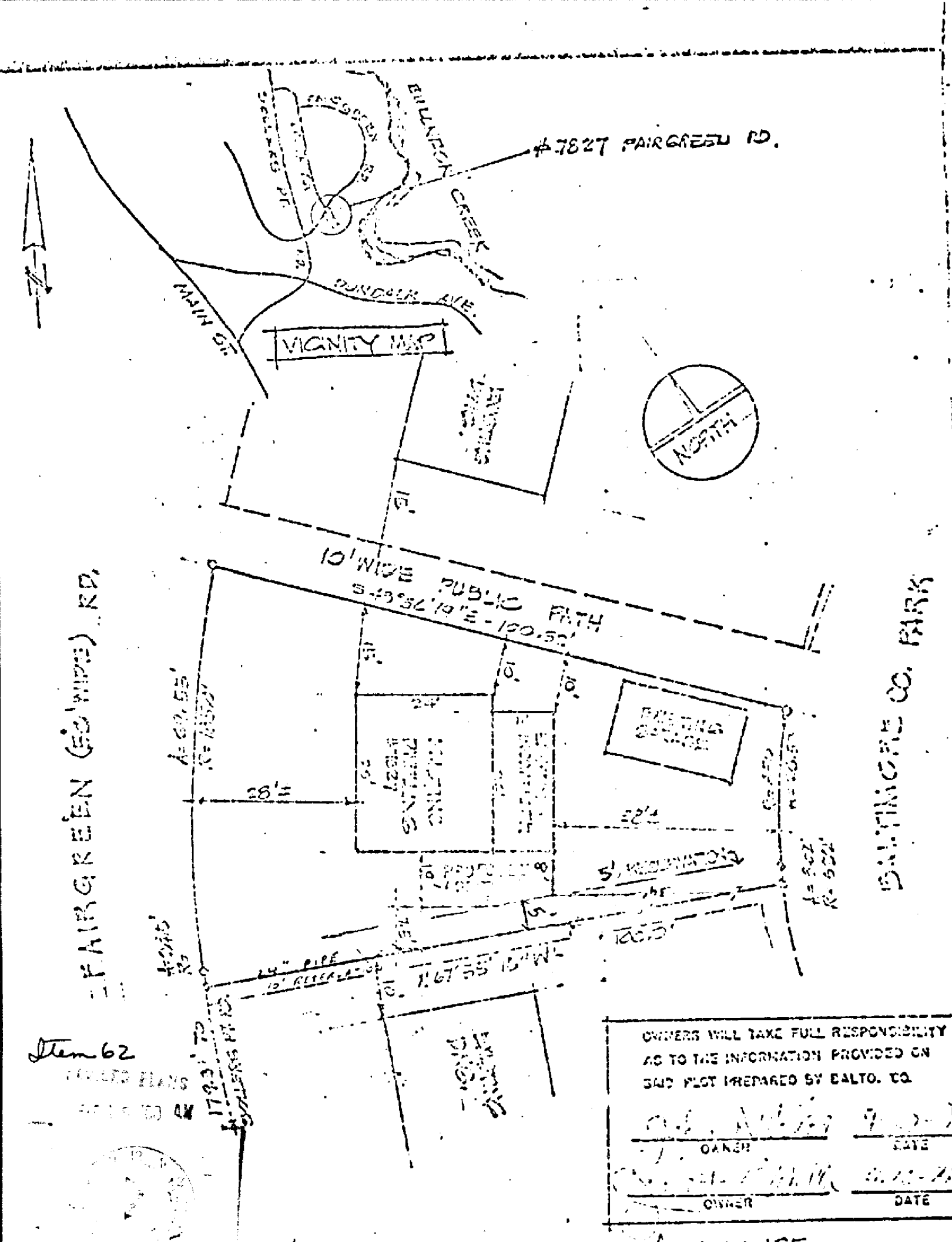
DATE: 4-9-80

RECEIVED: 117285

DATE: 4-9-80

PLANNING AND ZONING

CERTIFICATE OF PUBLICATION
OFFICE OF
Dundalk Eagle
38 N. Dundalk Ave.
Dundalk, Md. 21222
March 5, 1980
THIS IS TO CERTIFY that the annexed advertisement of William E. Hammond, Zoning Commissioner, for Sandra A. Jones, in matter of petition of John A. Walker was inserted in The Dundalk Eagle a weekly newspaper published in Baltimore County, Maryland, on the 29th day of February, 1980; that is to say, the same was inserted in the issue of February 28, 1980
Kimbel Publication, Inc.
Publisher.
By: *Kimbel Publication, Inc.*



80-186-A

PETITION FOR ZONING VARIANCE
FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Walker
I, or we, John A. & Jeanette L. Walker, legal owners of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof,

hereby petition for a Variance from Section 1802.30.1 to permit a side yard setback of 5' in lieu of the required 10'

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

This proposed addition would allow us to consolidate our utilities and separate them from our living quarters. Our house is presently heated by a space heater centrally located in our living room. Above the space heater, on the second floor, is our hot water heater. In the past, the water heater has ruptured; flooding the heating system & our living room. Because of our extremely small kitchen, the clothes dryer & freezer are located in the rear of our garage. This proposed addition would allow centralization of all our utilities: water heater, furnace, freezer, washer, and dryer.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser _____ Legal Owner _____
Address _____ Address 7827 Fairgreen Road
Baltimore, Md. 21222
288-2950
Petitioner's Attorney _____ Protestant's Attorney _____
Address _____

ORDERED By The Zoning Commissioner of Baltimore County, this 14th day

of February 1980, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 18th day of March 1980, at 9:30 o'clock A.M.

Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
SE/S of Fairgreen Rd., 179.31' :
NE of Sollers Point Rd., 12th District : OF BALTIMORE COUNTY
JOHN A. WALKER, et ux, Petitioners : Case No. 80-186-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Deputy People's Counsel
John W. Hession, III
People's Counsel for Baltimore County
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 4th day of March, 1980, a copy of the foregoing Order was mailed to Mr. and Mrs. John A. Walker, 7827 Fairgreen Road, Baltimore, Maryland 21222, Petitioners.

John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. & Mrs. John A. Walker
7827 Fairgreen Road
Baltimore, Maryland 21222

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 14th day of February, 1980.

William E. Hammond
Zoning Commissioner

Petitioner John A. Walker, et ux

Petitioner's Attorney _____ Reviewed by: Nicholas F. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

080
Nicholas F. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. & Mrs. John A. Walker
7827 Fairgreen Road
Baltimore, Maryland 21222

March 14, 1980

RE: Item No. 62
Petitioners - John A. Walker, et ux
Variance Petition

Dear Mr. and Mrs. Walker:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

In view of the fact that revised site plans were submitted indicating that the proposed addition will not be constructed over the utility easement along the south property line, this petition was scheduled for a hearing.

Particular attention should be afforded to the revised comments of the Department of Permits and Licenses concerning the excavation for the proposed construction.

Item No. 62
Page Two
March 14, 1980

Enclosed are all comments submitted to this office from the Committee Members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas F. Commodari
Chairman
Zoning Plans Advisory Committee

ENC:rdj
enclosures



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

THORNTON M. MOURING
DIRECTOR

November 16, 1979

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #62 (1979-1980)
Property Owner: John A. & Jeanette L. Walker
S/ES Fairgreen Rd. 179.31' N/E Sollers Point Rd.
Existing Zoning: DR 5.5
Proposed Zoning: Variance to permit a side setback of 2.5' in lieu of the required 10'.
District: 12th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

There is a public 10-inch sanitary sewer within the "10-foot wide public path", and there is a public storm drain along the southeasterly side of this property. The utilities were constructed by The Dundalk Company, and are now County maintained.

There is a 5-foot utility reservation in the adjoining Lot 15, contiguous to the common side property line of Lots 14 and 15, Block 2, shown on "Dundalk plat No. 7", recorded C.R.R. 13, Folio 22 and 23. However, the size of the storm drain (18 or 24-inch) and its centerline alignment, and thus the location of the drain relative to this Lot 14 and the existing and proposed improvements thereon is unknown. It is the responsibility of the Petitioner to locate and indicate the relationship of the existing storm drain to his property line and proposed addition.

A drainage and utility easement, a total of 10 feet in width, is required for County maintenance of this storm drain. The easement is to be centered upon the existing storm drain; therefore, any additional width necessary, will be required in connection with any grading or building permit application. Further information may be obtained from the Baltimore County Bureau of Engineering, Storm Drain Design and Approval Section.

The Petitioner is cautioned that no encroachment by construction of any structure, including footings, is permitted within County rights-of-way and utility easements. During the course of future construction on this property, protection must be afforded by the contractor for this public storm drain. Any damage sustained would be the full responsibility of the Petitioner.

Very truly yours,

Ellsworth N. Diver, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss
cc: D. Grise, J. Somers, J. Wimbley



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3211

JOHN D. SEYFFERT
DIRECTOR

December 5, 1979

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #62, Zoning Advisory Committee Meeting, September 25, 1979, are as follows:

Property Owner: John A. & Jeanette L. Walker
Location: SE/S Fairgreen Road 179.31' NE Sollers Point Road
Existing Zoning: D.R.5.5
Proposed Zoning: Variance to permit a side setback of 2.5' in lieu of the required 10'
District: 12th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development

ORDER RECEIVED FOR FILING

DATE March 25, 1980

BY ADMINISTRATIVE ASSISTANT

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s), the Variance(s) should be had; and it further appears that the granting of the Variance requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 25th day of March, 1980, that the herein Petition for Variance to permit a side yard setback of five feet in lieu of the required ten feet, for the expressed purpose of constructing an addition to the existing dwelling, in accordance with the site plan, revised February 14, 1980, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. In the construction of the addition, there shall be no encroachment, by footing, roof overhang, or otherwise, into the five foot drainage and utility easement running parallel with and adjacent to the southern property line.
2. Approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning.

William E. Hammond
Zoning Commissioner of
Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for the Variance(s) to permit

Zoning Commissioner of Baltimore County

MICROFILMED



baltimore county
department of health
TOWSON, MARYLAND 21204

DONALD C. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

November 14, 1979

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #62, Zoning Advisory Committee Meeting of September 25, 1979, are as follows:

Property Owner: John A. & Jeanette L. Walker
Location: SE/S Fairgreen Rd. 179.31' NE Sollers Point Rd.
Existing Zoning: D.R. 5-5
Proposed Zoning: Variance to permit a side setback of 2.5' in lieu of the required 10'.

Acres: _____
District: 12th

Metropolitan water and sewer exist; therefore, no health hazards are anticipated.

Very truly yours,
Ian J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJE/JRE/fth

MICROFILMED



baltimore county
fire department
TOWSON, MARYLAND 21204
(301) 825-7310

Paul H. Reincke
CHIEF

October 8, 1979

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee

Re: Property Owner John A. & Jeanette L. Walker

Location: SE/S Fairgreen Rd. 179.31' NE Sollers Point Rd.

Item No. 62

Zoning Agenda: Meeting of 9/25/79

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code" 1976 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: John A. Kelly 10/8/79 Noted and Approved: George M. Haggard
Planning Group Fire Prevention Bureau
Special Inspection Division



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3010

February 26, 1980

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

REVISED

Comments on Item # 62 Zoning Advisory Committee Meeting, February 26, 1980 are as follows:

Property Owner: John A. & Jeanette L. Walker
Location: SE/S Fairgreen Road 179.31' NE Sollers Point Road
Existing Zoning: D.R. 5-5
Proposed Zoning: Variance to permit a side setback of 2.5' in lieu of the required 10'.

Acres: _____
District: 12th

The items checked below are applicable:

- X A. All structures shall conform to the Baltimore County Building Code 1978, and other applicable Codes.
- X B. A building permit shall be required before beginning construction.
- X C. Residential: Three sets of construction drawings, required to file a permit application. Architect/Engineer seal is/is not required.
- D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- X E. In wood frame construction an exterior wall erected within 5' 0" of an adjacent lot line shall be of one hour fire resistive construction, to openings permitted within 1' 0" of lot line. A minimum 8" masonry firewall is required if construction is on the lot line.
- F. Requested variance conflicts with the Baltimore County Building Code, Section/s _____.
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required set of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 214.
- X I. Comments: The owner is advised that any work requiring excavation on the site location within the basement could result in foundation problems unless the testings are provided at a depth below any proposed or existing piping.
NOTE: These comments reflect only on the information provided by the drawing submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit.
If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,
Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CIB:rrj



baltimore county
department of permits and licenses
TOWSON, MARYLAND 21204
(301) 494-3610

JOHN D. SEYFFERT
DIRECTOR

October 15, 1979

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 62 Zoning Advisory Committee Meeting, September 25, 1979 are as follows:

Property Owner: John A. & Jeanette L. Walker
Location: SE/S Fairgreen Road 179.31' NE Sollers Point Road
Existing Zoning: D.R. 5-5
Proposed Zoning: Variance to permit a side setback of 2.5' in lieu of the required 10'.

Acres: _____
District: 12th

The items checked below are applicable:

- X A. Structure shall conform to Baltimore County Building Code (B.O.C.A.) 1970 Edition and the 1971 Supplement, and other applicable codes.
- X B. A building permit shall be required before construction can begin.
- C. Additional _____ Permits shall be required.
- D. Building shall be upgraded to new use - requires alteration permit.
- E. Three sets of construction drawings will be required to file an application for a building permit.
- F. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- X G. Wood frame walls are not permitted within 3' 0" of a property line. Contact Building Department if distance is between 3' 0" and 6' 0" of property line.
- H. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.
- X I. Comment: Walls within 3' 0" of property line shall be solid masonry to comply with Item "G" above or be non-combustible.
- J. Comment: _____

NOTE: These comments reflect only on the information provided by the drawing submitted to the Office of Planning and Zoning and are not to be construed as the full extent of any permit.

Very truly yours,
Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

MICROFILMED

CIB:rrj

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: September 20, 1979

Mr. S. Eric DiNenna
Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Z.A.C. Meeting of: September 25, 1979

RE: Item No: 59, 60, 61, 62, 63,
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

MICROFILMED

WNP/bp

JOSEPH M. MCGOWAN, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS M. NOTARIS

THOMAS H. BOYER
MRS. LORRAINE F. CHIRCUS
ROGER B. HAYDEN

ROBERT V. DUBEL, SUPERINTENDENT

ALVIN LORECK
MRS. MILTON R. SMITH, JR.
RICHARD W. TRACY, D.V.M.

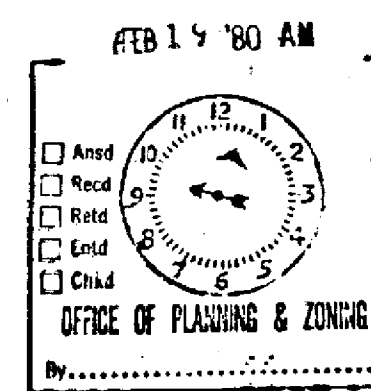
PROPERTY DESCRIPTION

OWNER: John A. Walker

ADDRESS: 7827 Fairgreen Road
Baltimore, Maryland 21222

BEGINNING at a point 179.31 feet northeast of Sollers Point Road, on the south side of Fairgreen Road, as recorded in the Land Records of Baltimore County in Plat Book C.H.K. No. 13, Folio 23, in the Plat of Dundalk, Lot 14, otherwise known as 7827 Fairgreen Road, in the 12th Election District.

REVISED PLANS



OFFICE COPY

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
Zoning Commissioner

February 22, 1980

To: John D. Seyffert, Director

FROM: Office of Planning and Zoning

Petition No. 80-186-A Item 62

SUBJECT:

Petition for Variance for a side yard setback
Southeast side of Fairgreen Road, 179.31 feet Northeast of Sollers Point Road
Petitioner - John A. Walker, et ux

Twelfth District

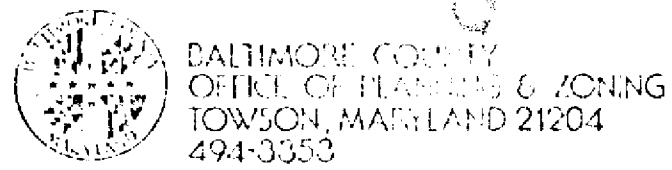
HEARING: Tuesday, March 18, 1980 (9:30 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

John D. Seyffert
John D. Seyffert, Director
Office of Planning and Zoning

JDS:JGH:b

JUL 22 1980



WILLIAM E. HAMMOND
ZONING COMMISSIONER

March 25, 1980

Mr. & Mrs. John A. Walker
7827 Fairgreen Road
Baltimore, Maryland 21222

RE: Petition for Variance
SE/3 of Fairgreen Road, 179.31'
NE of Sollers Point Road - 12th
Election District
John A. Walker, et ux -
Petitioners
NO. 80-186-A (Item No. 62)

Dear Mr. & Mrs. Walker:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH/srl

Attachments

cc: John W. Hessian, III, Esquire
People's Counsel

PETITION MAPPING PROGRESS SHEET									
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet
	date	by	date	by	date	by	date	by	date
Descriptions checked and outline plotted on map									
Petition number added to outline									
Denied									
Granted by ZC, BA, CC, CA									
Reviewed by: <i>cl</i>									
Previous case: <i>73-154.4</i>									
Other cases in the area									

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: *12* Date of Posting: *3/1/80*
Posted for: *Relator for 1 person*
Petitioner: *John A. Walker, et ux*
Location of property: *SE/3 Fairgreen Rd., 179.31' NE*
Location of Signs: *front of property (7827 Fairgreen Rd.)*
Remarks: *See Callahan*
Posted by: *Alan Callahan* Date of return: *2/14/80*

BALTIMORE COUNTY, MARYLAND
OFFICE OF RECORDS & ADMINISTRATION
MISCELLANEOUS CASE RECEIPT

DATE: February 20, 1980 ACCOUNT: 01-662

RECEIVED FROM: *Jeanette L. Walker* AMOUNT: \$25.00

FOR: *Filing Fee for Case No. 80-186-A*

VALIDATION OR SIGNATURE OF CARRIER: *25.00*

DATE: Feb. 19, 1980 ACCOUNT: 01-662

RECEIVED FROM: *Jeanette L. Walker* AMOUNT: \$18.75

FOR: *Marketing and Posting for Case No. 80-186-A*

VALIDATION OR SIGNATURE OF CARRIER: *18.75*

BALTIMORE COUNTY, MARYLAND
OFFICE OF RECORDS & ADMINISTRATION
MISCELLANEOUS CASE RECEIPT

DATE: Feb. 19, 1980 ACCOUNT: 01-662

RECEIVED FROM: *Jeanette L. Walker* AMOUNT: \$18.75

FOR: *Marketing and Posting for Case No. 80-186-A*

VALIDATION OR SIGNATURE OF CARRIER: *18.75*

DATE: Feb. 19, 1980 ACCOUNT: 01-662

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FOR: *Marketing and Posting for Case No. 80-186-A*

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